

Rezoning Petition No. 2020-102

J.S. & Associates, Inc., Petitioner

Community Meeting
September 10, 2020

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

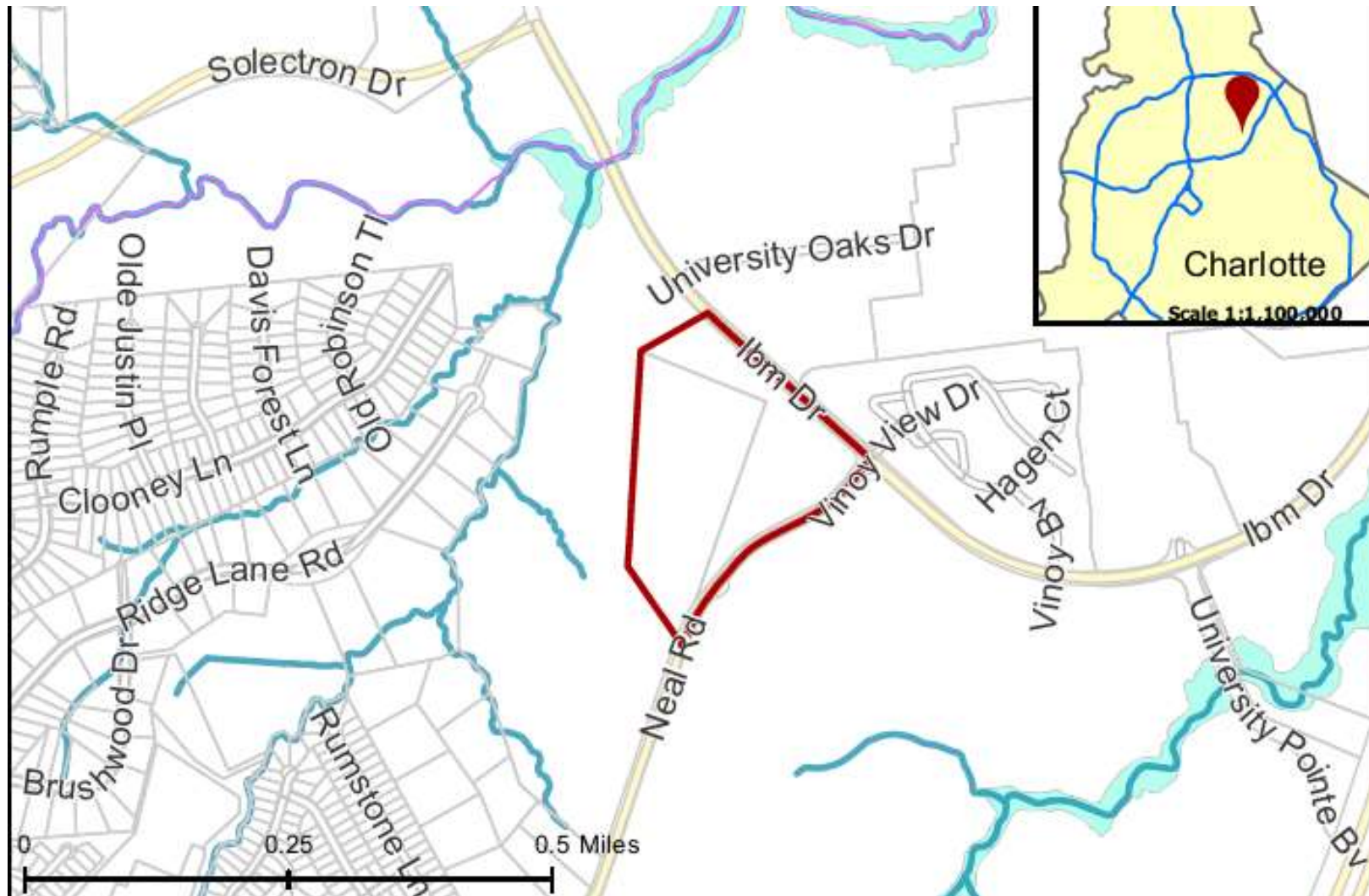
Rezoning Team

- James Scruggs and Dennis Rorie—J.S. & Associates
- Larry Lockhart and Austin Coleman—Bloc Design
- Robbie Harvey—BuenoBox Architecture
- Ty Shaffer—Robinson Bradshaw & Hinson

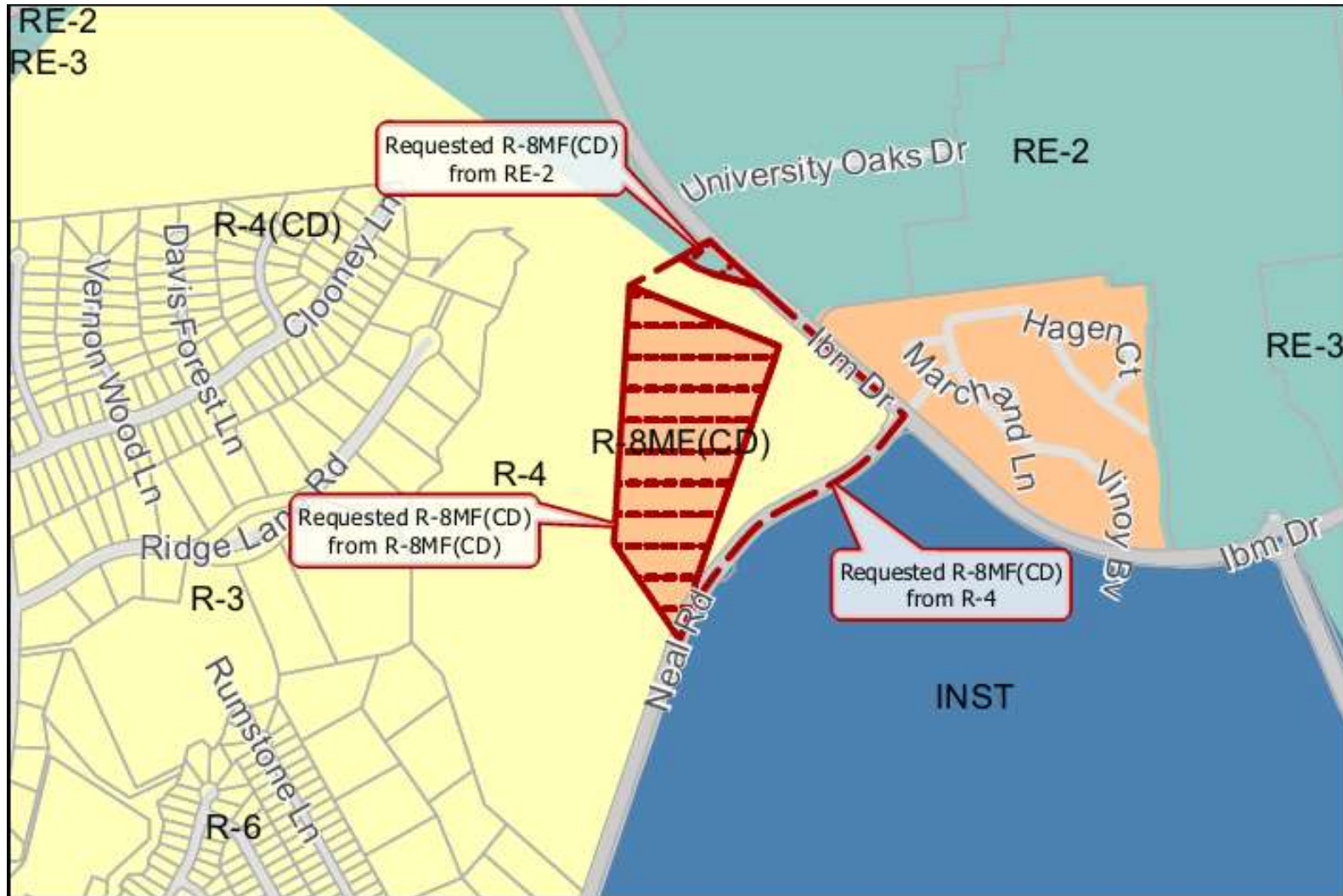
Current Rezoning Schedule

- Public Hearing: Monday, October 19, 2020 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- Zoning Committee: Wednesday, Nov. 4, 2020 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- City Council Decision: Monday, Nov. 16, 2020 5:30 PM
at the Charlotte-Mecklenburg
Government Center

Site – Approximately 23.369 acres on
Neal Road at its intersection with IBM Drive



Site – Approximately 23.369 acres
Currently Zoned R-8MF(CD), RE-2 and R-4

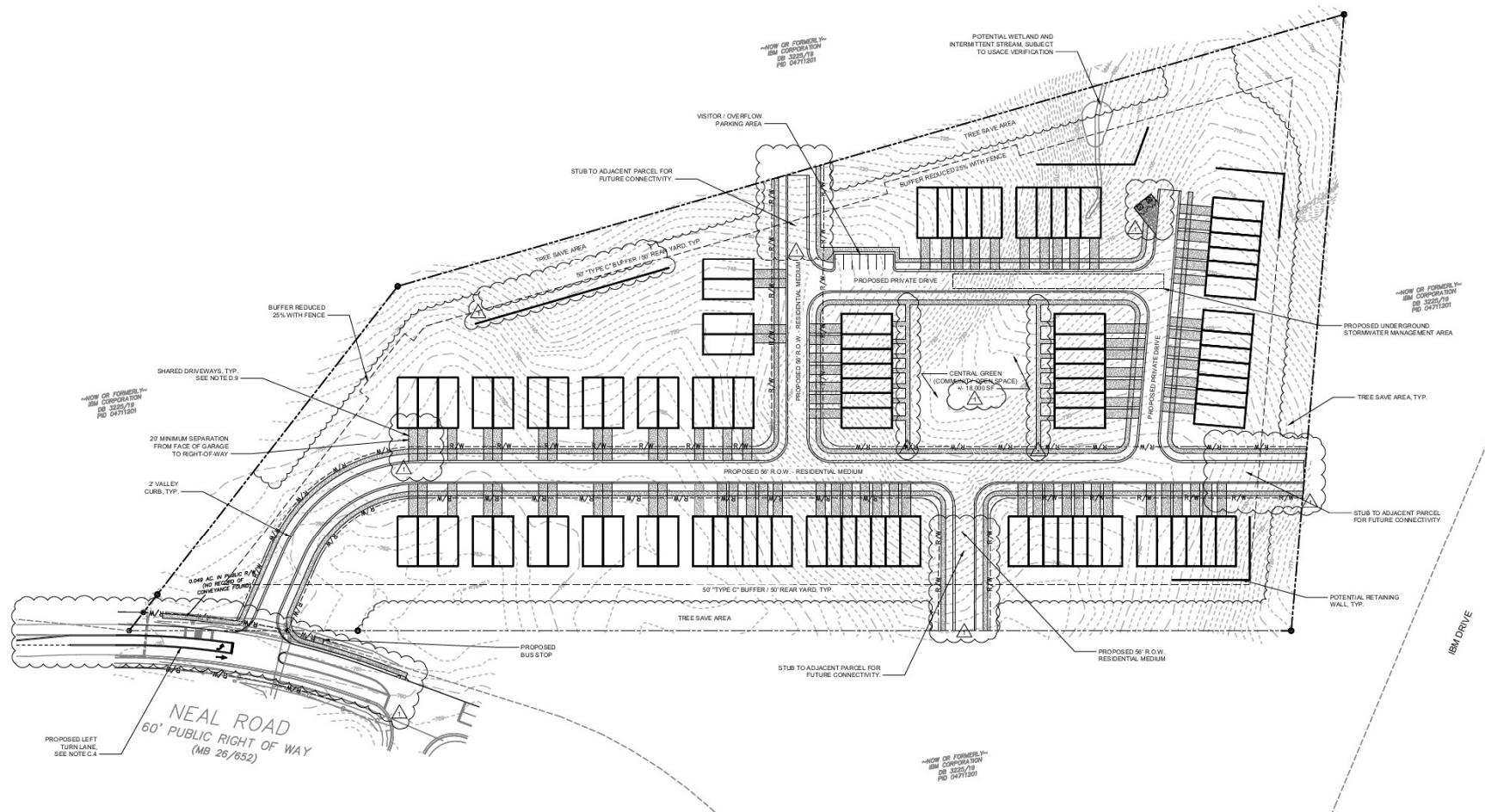


Rezoning Petition 2019-108 (13.21 acre portion of this site)

City Council approved this Petitioner's request to rezone a 13.21 acre portion of this site to the R-8MF(CD) zoning district in November 2019.

The approved plan allows for up to 92 duplex, triplex and single family attached dwelling units (for a density of 6.96 DUA) on those 13.21 acres.

100



Current Rezoning Request—Petition 2020-102 (23.369 acre site)

Petitioner has placed adjacent property under contract, and seeks to rezone the entire 23.369 acre site to the R-8MF (CD) zoning district to accommodate a residential community on the site that could contain up to 157 for sale duplex, triplex and single family attached dwelling units.


Current Rezoning Request—Petition 2020-102 (23.369 acre site)

The proposed density is 6.72 DUA.

Proposed mixture of units: 18 duplex, 6 triplex, and 133 townhomes

Petitioner commits to reserving a minimum of 5% of the units for buyers at or below 110% AMI (this commitment also was made in Petition 2019-108)





Conceptual Elevations (Working Draft)



3D VIEWS



NICHIHA STAINED WOOD



DARK CULTURED STONE



LIGHT AND DARK HARDIE SIDING



DARK WINDOWS



PATIO DOORS



RAILING



GARAGE DOORS

SKETCH ELEVATIONS